

MINUTES OF MEETING HELD

BY STATE TRAFFIC COMMISSION

FEBRUARY 16, 2006

Present: Deputy Commissioner William Ramirez
Department of Motor Vehicles

Deputy Commissioner Carl F. Bard
Department of Transportation

The meeting was called to order in Conference Room B of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 1:00 p.m. on Thursday, February 16, 2006.

1. Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted to adopt the minutes of the following meeting:

January 17, 2006

* * * * *

2. Mr. James M. Jurczyk, Transportation Supervising Engineer of the State Traffic Commission, stated that the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

Berlin - STC# 007-0510-01

1. Rescind the previously approved lane-use control at the intersection of Rt. 372 and Lower La.
2. Approve lane-use control at the intersection of Rt. 372 at Lower La. and Stop & Shop drive as follows:

Rt. 372 EB: A combination through/right-turn lane
An exclusive left-turn lane

Rt. 372 WB: A combination through/right-turn lane
An exclusive left-turn lane

- 2 -

East Haven - STC# 043-0509-01

Approve the addition of an exclusive walk phase and emergency preemption to the traffic control signal at the intersection of Rt. 142 (Hemingway Ave.), Rt. 337 (Coe Ave.) and Rt. 142 (Short Beach Rd.).

Hamden - STC# 061-0511-03

1. Rescind all previously approved lane-use control on Rt. 10 (Dixwell Ave.) at the intersection of Sanford St.
2. Approve the following lane-use control on Rt. 10 (Dixwell Ave.) at the intersection of Sanford St. and drive to Hamden Middle School:

NB Rt. 10: A right-turn lane
Two through lanes
A left-turn lane

SB Rt. 10: A combination right-turn/through lane
A through lane
A left-turn lane
3. Grant permission to the Town of Hamden to revise the existing traffic signal on Rt. 10 (Dixwell Ave.) at the intersection of Sanford St. and driveway to Hamden Middle School.

Hamden - STC# 061-0512-01

Grant the Town of Hamden permission to install, operate and maintain a full actuated traffic control signal with programmed flashing operation (11PM to 6AM daily) on Sherman Ave. at Sherman La.

Stamford - STC# 135-0411-01

Grant the City of Stamford permission to revise the existing traffic control signal at the intersection of Rt. 137 (Washington Blvd.), Hoyt St. and Linden Place to provide signalization of the Linden Place approach and modification of the pedestrian phasing from an exclusive walk phase to concurrent phasing.

Tolland - STC# 142-0511-01

That a traffic control signal not be installed at the intersection of Rt. 30 (Crystal Lake Rd.) at Browns Bridge Rd. and Hunter Rd.

Vernon - STC# 146-0512-01

Approve a "School Zone Ahead Fines Doubled" zone for both directions on Rt. 533 from a point 0.01 miles south of Rosewood Dr. (mile 2.01) northerly to a point 0.04 miles south of Tunnel Rd. (mile 2.11), a distance of 0.10 miles.

- 3 -

Watertown - STC# 153-0510-01

That the request to prohibit thru truck traffic in both directions on Baldwin St. from Rt. 63 (Main St.) easterly to Rt. 6 (Cutler St.), a distance of 0.19 miles, not be approved at this time.

West Hartford - STC# 155-0511-01

Grant permission to the Town of West Hartford to establish a 30 mph speed limit for both directions on Parsons Dr. from King Philip Dr. easterly to Mohegan Dr., a distance of 0.43 miles.

Woodbridge - STC# 167-0511-01

Grant permission to the Town of Woodbridge to establish speed limits for both directions of travel on the following roads:

Street Name	From	Dir.	To	Length (Miles)	Speed Limit
Birch Road	Rock Hill Road	E	Richard Sweet Drive	0.22	25 mph
Brierwood Road	Northrop Road	E	end of town maintenance	0.36	25 mph
Center Road	North Race Brook Road	E	Rt. 114 (Racebrook Rd.)	0.14	25 mph
Forest Glen Drive	Indian Trail	E	Orchard Road	0.99	25 mph
Knollwood Road	Deepwood Road	E	Peck Hill Road	0.12	25 mph
SR 749 (Lucy St.)	Rt. 63 (Amity Rd.)	E	Rt. 69 (Litchfield Tpke.)	0.21	25 mph
Morris Road	Bethany Town Line	E	Rt. 69 (Litchfield Tpke.)	0.56	25 mph
Old Quarry Road	start of town maintenance	E	Peck Hill Road	0.64	25 mph
Redwood Lane	Brierwood Drive	N	Rt. 313 (Rimmon Rd.)	0.11	25 mph
Richard Sweet Drive	Maple Vale Drive (w. jct.)	E	Maple Vale Drive (e. jct.)	0.69	25 mph
Spring Valley Road	Enoch Drive	E	Rt. 63 (Amity Rd.)	0.43	25 mph
Spoke Drive	Maple Vale Drive	E	Newton Road	0.40	25 mph

* * * * *

Mr. Jurczyk noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

3. NEW BUSINESS:

Watertown - STC# 153-0511-01

That the request to install a traffic signal at the intersection of Rt. 63 (Main St.) at Chestnut Grove Rd. not be approved at this time.

Deputy Police Chief John Gavallas, the Legal Traffic Authority's representative, concurred with the recommendation.

State Representative Sean Williams requested the study, and had been invited to attend the meeting, but did not attend.

- 4 -

Watertown - STC# 153-0511-01 - Contd.

Mr. Jurczyk recommended that the staff report be approved.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted to approve the staff report as submitted.

4. MAJOR TRAFFIC GENERATORS:

a. Branford - STC# 014-0510-01

Ms. Natasha Franco presented the staff report on the Application for Certificate filed for River Walk.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Mr. Sal Marottoli - Oakwood Development, L.L.C. for River Walk, a 62-unit residential development with 195 parking spaces, located on U.S. Route 1 (East Main Street) in the Town of Branford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan entitled:

- A. "Layout, River Walk, 287 East Main Street, Branford, Connecticut" Sheet No. 1 of 1, dated September 1, 2005.
 - B. "Roadway Plan, U.S. Route 1 (East Main Street) at River Walk Driveway, Branford, Connecticut" dated October 14, 2005, revised January 16, 2006, prepared by Barkan & Mess Associates, Inc.
1. That the site driveway on U.S. Route 1 be constructed in substantial conformance with the referenced plans.
 2. That signs and pavement markings on the site driveway be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
 3. That intersection sight distances be provided and maintained from the site driveway on U.S. Route 1 as shown on the referenced plans.
 4. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
 5. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

- 5 -

a. Branford - STC# 014-0510-01 - Contd.

6. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 014-0510-01. Upon submission of the final design plans, the

dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 014-0510-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
8. That the STC reserves the right to require additional improvements or changes as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

b. East Hampton - STC# 041-0506-01

Mr. Thomas N. Lamb presented the staff report on the Application for Certificate filed for the expansion of Shaw's Supermarket (formerly the East Hampton Mall).

Deputy Commissioner Bard questioned whether the owner could realistically require his tenant (Shaw's Supermarket) to route all corporate delivery trucks to arrive and depart going eastbound on Route 66 from the north site drive on North Main Street, as required by Condition No. 4 of the report.

Mr. John F. Carey, Manager of Traffic Engineering, explained that, because of the Shaw's loading docks orientation to the North Main Street drive and the fact that the large trucks serving the development would likely be associated with just this major tenant, the Department was confident that the owner would be able to impose sufficient control over such truck movements.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Landmark East Hampton LLC for the expansion of Shaw's Supermarket, (formerly the East Hampton Mall), a 76,126-square-foot gross floor area retail development with 333 parking spaces, located on Route 66 in the Town of East Hampton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements are based on and refer to the following plans:

- A. "Site Plan," Sheet No. 4 of 14, dated April 9, 2004 and last revised on February 7, 2006, prepared by Bohler Engineering, P.C.

- 6 -

b. East Hampton - STC# 041-0506-01 - Contd.

- B. "Signing and Striping Plan Route 66 & Main Street, Township of East Hampton, Middlesex County, Connecticut" Sheet 1 of 1, dated December 2, 2005 last revised on February 1, 2006, prepared by Atlantic Traffic & Design Engineers, Inc.

1. That the site driveways on Route 66 and North Main Street be constructed in substantial conformance with the referenced plans.
2. That the northeast and southwest radii at the intersection of Route 66 at North Main Street and Main Street be constructed in substantial conformance with the referenced plans.
3. That the pavement markings on Route 66 be revised to provide left-turn lanes in both directions at North Main Street and Main Street in substantial conformance with the referenced plans.
4. That the owner requires his major tenant (Shaw's Supermarket) to route all corporate delivery trucks to arrive and depart going eastbound on Route 66 from the north drive on North Main Street. The owner shall also give instruction letters to all major vendors regularly using semitrailer vehicles to make deliveries to the site to follow the same delivery route. This condition will remain in effect until geometric improvements are completed by a future State project at the intersection of Route 66 and North Main Street which will allow truck movements from other directions.
5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
6. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
7. That all work on roadways that are owned and maintained by the Town of East Hampton be performed in conformance with the standards and specifications of the Town.
8. That intersection sight distances be provided and maintained from the site driveway on Route 66 as shown on the referenced plans.
9. That intersection sight distances be provided and maintained from the site driveways on North Main Street as shown on the referenced plans.
10. That prior to the issuance of a certificate, the applicant obtain a sight line easement necessary to satisfy Condition No. 9 of Traffic Investigation Report No. 041-0506-01.

- 7 -

b. East Hampton - STC# 041-0506-01 - Contd.

11. That the traffic signal at Route 66 and North Main Street/Main Street be revised to include left-turn phasing on the Route 66 approaches.

12. That the traffic signal be revised on Route 66 at the main site driveway. Upon completion of the revision of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning, and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to the normal wear shall be the responsibility of the owner of Shaw's Supermarket. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of Shaw's Supermarket for all the actual costs. The owner of Shaw's Supermarket will pay for the electricity to operate the signal.
13. That an easement be granted to the state, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 66 at the main site driveway prior to the issuance of an encroachment permit. Right of Way File No. 041-000-76.
14. That the following traffic signals be coordinated using time base coordination (TBC).
 - A. Intersection No. 41-217 - Route 66 at the main site driveway.
 - B. Intersection No. 41-205 - Route 66 at North Main Street and Main Street.
15. That signs and pavement markings on Route 66 and North Main Street be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
16. That signs and pavement markings on the site drives be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
17. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
18. That an easement be granted along the site frontage east of the main site drive on Route 66, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 041-000-76.
19. That no access to the site property from any adjacent properties be established without STC approval.

- 8 -

b. East Hampton - STC# 041-0506-01 - Contd.

20. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

21. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$100,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 041-0506-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
22. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 041-0506-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
23. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

c. East Lyme - STC# 044-0507-02

Mrs. Cava R. Castagnaro presented the staff report on the Application for Certificate filed for the expansion of Business Park West (Sea Spray Condominiums).

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Real Estate Services of Connecticut, Inc., for a change in use to Business Park West from a 350,000-square-foot business park with 1,420 parking spaces to a 215,000-square-foot business park and 110 condominium units with a total of 1,132 parking spaces, located on Liberty Way in the Town of East Lyme, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The requirements are based on and refer to the applicant's plans entitled:

- A. "Schematic Development Plan, Business Park West, Liberty Way & Freedom Way, East Lyme, Connecticut," dated February 11, 2005, last revised February 9, 2006, prepared by Bennett & Smilas Engineering, Inc.

- 9 -

c. East Lyme - STC# 044-0507-02 - Contd.

- B. "Roadway Frontage Plan Prepared for Sea Spray Condominiums, Route 156 at SSR 449, East Lyme, Connecticut," Sheet No. STC-1, dated January 26, 2006 and last revised on February 9, 2006, prepared by F.A. Hesketh & Associates, Inc.

1. That Condition Nos. 8 and 10 of Certificate 696 (Traffic Investigation Report No. 044-8703-01) be rescinded and that all other conditions remain in effect.
2. That Route 156 be widened in substantial conformance with the referenced plans.
3. That approach grades of the driveways and Town roads along Route 156 affected by the roadway widenings noted in Traffic Investigation Report No. 044-0507-02 meet Department of Transportation's standards for intersecting streets or not be increased.
4. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
5. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
6. That the intersectional sight distances of the driveways and Town roads along Route 156 affected by the roadway widening noted in Traffic Investigation Report No. 044-0507-02, meet Department standards for intersecting streets or not be diminished.
7. That the traffic signal on SSR 449 at Route 156 be revised to accommodate the roadway widening noted in Traffic Investigation Report No. 044-0507-02. The applicant will be responsible for all costs associated with the signal revision.
8. That signs and pavement markings on SSR 449 and Route 156 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
9. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
10. That a 15-foot easement from the existing right-of-way line between the SSR 449 non-access line and Liberty Way be secured for highway purposes, for the State, at no cost, prior to the issuance of a certificate. Right of Way File No. 44-000-102.

- 10 -

c. East Lyme - STC# 044-0507-02 - Contd.

11. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

12. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$160,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 044-0507-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
13. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 044-0507-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

d. Manchester - STC# 076-0511-01

Ms. Melanie S. Moreau presented the staff report on the Application for Certificate filed for the expansion of Manchester High School.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to the Town of Manchester for the 60,750-square-foot expansion of Manchester High School, for a total 370,124-square-foot gross floor area high school with 477 parking spaces, located on Middle Turnpike East in the Town of Manchester, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plans prepared by Tectonic Engineering & Surveying Consultants, P.C. entitled and dated as follows:

- A. "Roadway Plan-1 (overall site)," Sheet No. STC-1 dated November 1, 2005.
- B. "Pavement Marking and Signing Plan," Sheet No. STC-5, dated November 1, 2005.

This recommendation is based on the following conditions:

- 11 -

d. Manchester - STC# 076-0511-01 - Contd.

1. That the site driveways on Middle Turnpike East and Summit Street be constructed in substantial conformance with the referenced plans.

2. That the existing site drives on Middle Turnpike East and Brookfield Street remain unchanged and in substantial conformance with the referenced plans.
3. That intersection sight distances be provided and maintained from the site driveways on Middle Turnpike East, Summit Street and Brookfield Street in conformance with the standards and specifications of the Town.
4. That signs and pavement markings be installed on the site driveways as shown on the referenced plans.
5. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 076-0511-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

e. Shelton - STC# 126-0601-01

Ms. Julia Y. Pang presented the staff report on the Application for Certificate filed for the expansion of SureSource, Inc. (DiSanto Technology).

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to O.D. Realty, LLC for an expansion of SureSource, Inc. to include a 25,000-square-foot gross floor area light-industrial building with 91 parking spaces (a.k.a. DiSanto Technology, Inc.), for a total 166,500-square-foot gross floor area, consisting of 43,500 square feet of office space, 98,000 square feet of warehouse and a 25,000-square-foot gross floor area light-industrial building, with a total of 360 parking spaces, located on Constitution Boulevard South in the City of Shelton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the plan entitled: "Site Plan," Sheet No. STC-1C, dated January 13, 2006, revised January 24, 2006, prepared by Barkan & Mess Associates, Inc.

- 12 -

e. Shelton - STC# 126-0601-01 - Contd.

1. That all conditions of Certificate No. 1527 remain in effect.

2. That the site driveway for DiSanto Technology, Inc. on Constitution Boulevard South be constructed in substantial conformance with the referenced plan.
3. That intersection sight distances be provided and maintained from the DiSanto Technology, Inc. driveway on Constitution Boulevard South as shown on the referenced plan.
4. That signs and pavement markings on the DiSanto Technology, Inc. driveway be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
5. That no access to the site property from any adjacent properties be established without STC approval.
6. That prior to the issuance of a Certificate, a bond be posted and maintained with the City of Shelton to cover the costs of the work required on Constitution Boulevard South.
7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 126-0601-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

f. Waterbury - STC# 151-0408-01

Mr. Joseph P. Ouellette presented the staff report on the Application for Certificate filed for Bernie's Plaza.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Lakewood Road Investments for Bernie's Plaza, a 94,365-square-foot gross floor area mixed-use development with 460 parking spaces, located on Route 69 and Lakewood Road in the City of Waterbury, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions refer to the plan prepared by Borghesi Building & Engineering Company, Inc., entitled "Ceruzzi Holdings #829-855 Lakewood Road, Waterbury, CT" Sheet No. Master Plan, dated May 3, 2004 last revised January 27, 2006.

- 13 -

f. Waterbury - STC# 151-0408-01 - Contd.

1. That the site driveways on Route 69 and Lakewood Road be located and constructed in substantial conformance with the referenced plan.
2. That signs and pavement markings be provided and maintained at the site driveways on Route 69 and Lakewood Road as shown on the referenced plan.
3. That intersection sight distances be provided and maintained from the site driveways on Route 69 and Lakewood Road as shown on the referenced plan.
4. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
5. That a 10' easement be granted, along the site frontage, to the City, at no cost, as indicated on the referenced plan prior to the issuance of an encroachment permit.
6. That the existing city-owned and -maintained traffic signal be revised on Lakewood Road at the site driveway as needed in the event that the traffic signal equipment is damaged during site construction.
7. That a physical barrier be installed and maintained to prohibit internal access from the Bernie's Plaza property to the Warner parcel.
8. That no access to the site property from any adjacent properties be established without STC approval.
9. That all work on roadways that are owned and maintained by the City of Waterbury be performed in conformance with the standards and specifications of the City.
10. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
11. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 151-0408-01. Upon submission of the final design plans, the

- 14 -

dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

13. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 151-0408-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

g. Hebron - STC# 066-0504-01

Mr. Kenneth A. Lussier presented the staff report on the Application for Certificate filed for Hebron Village Green District.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Horton Brothers, LLC for Hebron Village Green District, a 356,500-square-foot gross floor area retail/office and light industrial development and 123 residential units with 1,244 parking spaces, located on Route 66 and Route 85 in the Town of Hebron, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements are based on and refer to the plans entitled:

- A. "Master Concept Plan, Overall Site Layout Plan, Hebron Village Green District, Hebron, Conn.," Sheet 1 of 3, dated August 19, 2004, last revised February 5, 2005, prepared by Megson & Heagle Civil Engineers & Land Surveyors, LLC.
 - B. "Road Improvement Plan Prepared for Village Green District, Route 66 at Route 85, Hebron, Connecticut," Sheets RI - 1 to 4, dated October 8, 2004, last revised on February 9, 2006 prepared by F.A. Hesketh & Associates, Inc.
1. That Route 66 and Route 85 be widened in substantial conformance with the referenced plans.
 2. That the site driveways on Route 66 and Route 85 be constructed in substantial conformance with the referenced plans.
 3. That Route 66 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department's District 2 Office.

- 15 -

g. Hebron - STC# 066-0504-01 - Contd.

4. That a traffic control signal be installed on Route 85 at the site drive.
5. That a traffic signal be installed on Route 66 at the site drive and IGA Plaza driveway.
6. That the existing traffic control signal on Route 66 at Route 85 be revised to accommodate the new roadway geometry.
7. That the existing traffic control signal on Route 66 at Route 316 be revised to accommodate the new roadway geometry.
8. That property be deeded along the site frontage on Route 85 for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 066-000-52.
9. That an easement be secured for the State, at no cost, to place and maintain traffic signal appurtenances on the IGA Plaza driveway located on the north side of Route 66 opposite the site drive prior to the issuance of an encroachment permit. Right of Way File No. 066-000-51.
10. That intersection sight distances be provided and maintained from the site driveways on Route 66 and Route 85 as shown on the referenced plans.
11. That signs and pavement markings within the site drives be installed and maintained in substantial conformance with the referenced plans and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
12. That signs and pavement markings on Route 66 and Route 85 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
13. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
14. That Kinney Road be realigned in substantial conformance with the referenced plans.
15. That all work on roadways that are owned and maintained by the Town of Hebron be performed in conformance with the standards and specifications of the Town.
16. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

17. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$1,800,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 066-0504-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
18. That approach grades of the driveways and town roads along Route 66 and Route 85 affected by the roadway widenings noted in Traffic Investigation Report No. 066-0504-01 meet Department standards for intersecting streets or not be increased.
19. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
20. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
21. That the intersectional sight distances of the driveways and town roads along Route 66 and Route 85 affected by the roadway widening noted in Traffic Investigation Report No. 066-0504-01, meet Department standards for intersecting streets or not be diminished.
22. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
23. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 066-0504-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
24. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

h. Ledyard - STC# 071-0601-01

Mr. Kenneth A. Lussier presented the staff report on the request to revise the conditions of Certificate No. 502-E issued for Mashantucket Pequot Gaming Facility (Lot 9 driveway closure).

- 17 -

h. Ledyard - STC# 071-0601-01 - Contd.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the conditions of State Traffic Commission (STC) Certificate No. 502-E (Traffic Investigation Report No. 071-9209-01) approved on February 18, 1993 be temporarily revised to include the following referenced plans and conditions:

"Mashantucket Pequot Tribal Nation Foxwoods Resort Casino Closure of West Road," Drawing No. STC-1 to 3, dated January 2006 last revised on February 7, 2006, prepared by Purcell Associates.

"Mashantucket Pequot Tribal Nation Foxwoods Resort Casino Closure of West Road," Drawing No. STC-4, dated January 2006 last revised on February 8, 2006, prepared by Purcell Associates.

"Mashantucket Pequot Tribal Nation Foxwoods Resort Casino Closure of West Road," Drawing No. STC- 5 to 7, dated January 2006 last revised on February 1, 2006, prepared by Purcell Associates.

1. That the drive to Lot 9 (west drive) on Route 2 be temporarily closed. The drive will be gated and will only be opened for construction vehicles.
2. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
3. That signs and pavement markings on Route 2 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
4. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
5. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
6. That Route 2 be overlaid between the Lot 9 drive and Grand Pequot Boulevard if the pavement marking revisions in this area are not satisfactory to the Department of Transportation's District 2 Office.
7. That the traffic signals at the following locations be revised to accommodate revised pavement markings and lane assignments.
 - a. Route 2 at the drive to Lot 9
 - b. Route 2 at Grand Pequot Boulevard and Lake of Isles Drive
 - c. Route 2 at Rainmaker Drive
 - d. Route 2 at Route 214

- 18 -

8. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
9. That prior to the issuance of an encroachment permit, a bond be posted and maintained in the amount of \$200,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 071-0601-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

i. Milford - STC# 083-0602-01

Mr. Sunny D. Ezete presented the staff report on the request to partially open Connecticut Post Mall without full compliance with the conditions of Certificate No. 497-F.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) allow Connecticut Post Limited Partnership to operate 1,475,529 square feet and 5,460 parking spaces of Connecticut Post Mall without full compliance with the conditions of STC Certificate 497-F based on the following conditions:

1. That Condition Nos. 1-6 and 8-23 of Certificate No. 497-F (Traffic Investigation Report No. 083-0202-02) remain in effect.
2. Rescind Condition No. 7 of Traffic Investigation Report No. 083-0202-02, which required Connecticut Post Limited Partnership to secure an easement in favor of the State to maintain traffic signal appurtenances on the Mobil Gas Station property.
3. That the traffic signal on U.S. Route 1 (Boston Post Road) at the intersection of East Town Road and the driveway to Mobil Gas Station be modified to include a video detector for the Mobil Gas Station driveway by July 18, 2006.
4. That these revisions shall not become effective until a copy of Traffic Investigation Report No. 083-0602-01 has been recorded on the municipal land records in accordance with the established procedure.

i. Milford - STC# 083-0602-01 - Contd.

5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

j. New Haven - STC# 092-0311-05

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for New Haven Business Park.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission issue a certificate to Route 80 Associates, LLC for New Haven Business Park, a 70,400-square-foot gross floor area mixed-use development with 217 parking spaces, located on Route 80 (Foxon Boulevard) in the City of New Haven, stating that the operation thereof will not imperil the safety of the public based on the following requirements.

The conditions set forth are based on and refer to the applicant's plans entitled:

- A. "New Haven Business Park Foxon Boulevard (CT RT. 80) New Haven, Connecticut, Site Layout Plan" Sheet No. 4 dated November 12, 2003, last revised February 9, 2004 prepared by Nafis & Young Engineers, Inc.
- B. "STC Application, Roadway Improvement Concept New Haven Business Park, Route 80 (Foxon Boulevard), New Haven, Connecticut", dated November 25, 2003, prepared by Barkan & Mess Associates, Inc.
1. That the site driveway on Route 80 (Foxon Boulevard) be reconstructed in substantial conformance with the referenced plans.
2. That a traffic signal be installed on Route 80 (Foxon Boulevard) at the site driveway. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism or nature and replacement due to normal wear shall be the responsibility of the owner of New Haven Business Park. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation will perform this work and bill the owner of New Haven Business Park for all the actual costs. The owner of New Haven Business Park will pay for electricity to operate the signal.

j. New Haven - STC# 092-0311-05 - Contd.

3. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 80 (Foxon Boulevard) and the site driveway to New Haven Business Park prior to the issuance of an encroachment permit. Right-of-Way File No. 092-000-094.
4. That the traffic signal referenced in Condition No. 2 be interconnected to the Department of Transportation's existing traffic signals on Route 80 (Foxon Boulevard) using a closed loop signal system.
5. That the following be complied with prior to issuance of a Certificate:
 - a. That the plunge pool and the associated pipe inverts located in front of KFC Restaurant be cleaned of sediment and debris. Appropriate rights are to be acquired from the property owner prior to cleaning the plunge pool.
 - b. That the 1050-foot-long pipe system and the associated pipe inverts which originates from the plunge pool and terminates at Hemingway Creek be cleaned of sediment and debris in its entirety. The outlet pipes of the 1050-foot long pipe system are to be repaired as necessary if they exhibit signs of displacement due to erosion or piping.
 - c. Sediment buildup that occurs immediately downstream from the pipe outlet in Condition 5b is to be removed so that positive flow is established. The depth and length of the removal limits shall extend to the point where the water can freely flow (by gravity) to Hemingway Creek.
 - d. Follow-up documentation in the form of photos, video tape within the pipe, and other correspondence be submitted to verify that the plunge pool, the 1050-foot-long pipe system and its outlet area have been properly cleaned, are free of sediment buildup and have been repaired as necessary.
6. That signs and pavement markings on the site driveway be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
7. That signs and pavement markings on Route 80 (Foxon Boulevard) be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
8. That intersection sight distances be provided and maintained from the site driveway on Route 80 (Foxon Boulevard) as shown on the referenced plans.

9. That existing and future internal connection between the site property and adjacent properties be allowed and not precluded.
10. That no access to the site property from any adjacent properties be established without STC approval.
11. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$140,000.00 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 092-0311-05. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
13. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 092-0311-05 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

5. **MAJOR TRAFFIC GENERATOR - EXTENSION**

Mr. Jurczyk stated that the following extension had been reviewed by the Division of Traffic Engineering. The development is still viable, and he recommended that it be extended for one year.

**Certificate No. 1672 issued for
Woodlands (formerly Knob Hill) in Newington**

Mr. Jurczyk stated that construction on the site is in progress. The proposed signal revision and minor widening on Fenn Road at the site drive have been held up by delays in utility pole relocations which appear to be under way.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted to extend the certificate for one year.

* * * * *

Next, Mr. Jurczyk recommended that the Commission approve an addendum to the Agenda to add two additional items, one being a routine regulatory item, and the other being a Major Traffic Generator.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted to approve the addendum below.

ADDENDUM

1. Mr. Jurczyk stated that the Legal Traffic Authority is in agreement with the recommendations listed in the report below.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted to approve the following Traffic Investigation Report, a copy of which is on file in the office of the Commission:

Milford - STC# 083-0602-02

1. Rescind Traffic Investigation Report No. 083-0406-02.
2. Approve the installation of multi-way stop control at the intersection of SR 737 (East Broadway) and Surf Avenue.
3. Approve the revision of a flashing beacon to supplement the multi-way stop control at the intersection of SR 737 (East Broadway) and Surf Avenue.
4. Approve the transfer of ownership of the flashing beacon from the City of Milford to the State of Connecticut.

* * * * *

2. MAJOR TRAFFIC GENERATOR

Bridgeport - STC# 015-0510-01

Mr. David M. Fabry presented the staff report on the Application for Certificate filed for AKDO/Carr's Ice Cream.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to the City of Bridgeport and 1501 State Street, LLC for AKDO and Carr's Ice Cream, which will consist of 111,714 square feet of gross floor area warehouse space and 11,800 square feet of gross floor area office space with 101 parking spaces, located on Route 130 (State Street) in the City of Bridgeport, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan entitled:

Bridgeport - STC# 015-0510-01 - Contd.

"Site Plan, AKDO, State St., Hancock Ave., Railroad Ave. and Organ St., Bridgeport, CT 06605," dated July 20, 2005, revised February 14, 2006, prepared by Bohler Engineering, P.C.

1. That Traffic Investigation Report No. 015-0107-01, which approved the Prime Resources Corporation's light industrial and warehouse development, be rescinded.
2. That Sound Development Group, LLC (AKDO) and 1501 State Street, LLC (Carr's Ice Cream) reconstruct the intersections of Route 130 at Hancock Avenue (site drive) and Organ Street (site drive) to increase the southwest corner radii at each intersection in substantial conformance with the referenced plan.
3. That Sound Development Group, LLC (AKDO) and 1501 State Street, LLC (Carr's Ice Cream) provide and maintain intersection sight distances from Hancock Avenue (site drive), Organ Street (site drive) and the Carr's Ice Cream site drive on Route 130 as shown on the referenced plan.
4. That Sound Development Group, LLC (AKDO) and 1501 State Street, LLC (Carr's Ice Cream) install and maintain signs and pavement markings on the site driveways in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
5. That Sound Development Group, LLC (AKDO) and 1501 State Street, LLC (Carr's Ice Cream) revise the traffic signal on Route 130 at Hancock Avenue to accommodate the revised geometry.
6. That the City of Bridgeport and 1501 State Street, LLC grant an easement to the state, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 130 and Hancock Avenue (site drive) prior to the issuance of an encroachment permit. Right-of-Way File No. 015-000-060.
7. That prior to the issuance of a Certificate, Sound Development Group, LLC (AKDO) and 1501 State Street, LLC (Carr's Ice Cream) post and maintain a bond in the amount of \$125,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 015-0510-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
8. That all utility relocations in the State highway right-of-way be at no cost to the State in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
9. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.

Bridgeport - STC# 015-0510-01 - Contd.

10. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
11. That all roadway and drainage improvements within the State's right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
12. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 015-0510-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
13. That the State Traffic Commission reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Bard, it was voted to adjourn at 1:41 p.m.

* * * * *

Ralph J. Carpenter
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
February 16, 2006
Minutes Compiled By:
Robbin L. Cabelus
Executive Director